



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF
NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: June 3, 2015

LAND USE NUMBER: LUA15-000344, ECF, SA-A

PROJECT NAME: Seattle Pipe Trades Expansion

PROJECT DESCRIPTION: The applicant Seattle Area Plumbing and Pipefitters is requesting Environmental (SEPA) Review and Hearing Examiner Site Plan Review for a 11,885 sf two-story building addition on the south side of the existing 50,540 sf two-story building that is home to Seattle Area Pipe Trades apprenticeship program and UA Local 32 Plumbers and Pipefitters Union. Expansion of the south parking area is proposed through acquisition of the northeast portion of abutting property PID 2423049123. The primary 243,017 sf (5.53-acre) property and the abutting property to the south are in the Industrial Medium (IM) zone. The project is located at address 595 Monster Rd SW with access provided through an access easement connecting to Monster Rd SW to the north of the site. Landscaping, tree removal and plantings, bicycle racks, vehicle parking, drive aisles, and utilities would be improved. Wetland, geological hazards, and floodplain critical areas area located on site. Documents submitted include environmental checklist, wetlands assessment, and geotechnical and drainage reports.

PROJECT LOCATION: 595 & 1201 Monster Rd. SW

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: May 19, 2015

NOTICE OF COMPLETE APPLICATION: June 3, 2015

APPLICANT/PROJECT CONTACT PERSON: Scott Rice, CollinsWoerman / 710 2nd Ave., Ste. 1400 / Seattle, WA 98104 /206-245-2071 / srice@collinswoerman.com

Permits/Review Requested: Environmental (SEPA) Review, Administrative Site Plan

Other Permits which may be required: Building Permit, Construction Permit, Fire Permit, Sign Permit

Requested Studies: Drainage Report, Geotechnical Report, Landscape Analysis, Parking Analysis, Wetland Assessment

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Seattle Pipe Trades Expansion / LUA15-000344, ECF, SA-A

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

Location where application may be reviewed:	Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057
CONSISTENCY OVERVIEW: Zoning/Land Use:	The subject site is designated EAV on the City of Renton Comprehensive Land Use Map and IM on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist, Critical Areas Wetlands Assessment, Geotechnical Report
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, 4-4-080; 4-4-130; 4-6-030; 4-9-070 and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	<p>The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.</p> <ul style="list-style-type: none"> ▪ <i>Follow geotechnical report recommendations and erosion control</i>

Comments on the above application must be submitted in writing to Kris Sorensen, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on June 17, 2015. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

CONTACT PERSON: Kris Sorensen, Senior Planner; Tel: (425) 430-6593; Eml: ksorensen@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

